

OTHER REQUIREMENTS?

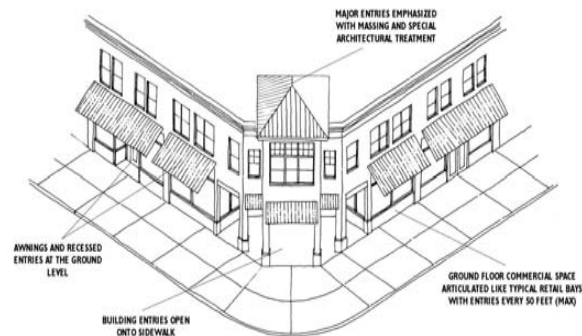
For answers to other questions please contact the Planning Division at (408) 586-3279.

Note: The Midtown Specific Plan and the Zoning Ordinance are available on the Internet at <http://www.ci.milpitas.ca.gov>.

EXAMPLE OF MXD - TOD DEVELOPMENT:



DESIGN CONSIDERATIONS FOR MXD ZONING:



City of Milpitas

City of Milpitas
Planning Division
455 E. Calaveras Blvd.
Milpitas, CA 95035

Phone: 408-586-3279

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PLANNING AND
NEIGHBORHOOD
SERVICES
DEPARTMENT

MXD ZONING DISTRICT (MIXED USE)

PHONE: 408-586-3279

FAX: 408-586-3293

City of Milpitas

WHAT IS A MXD ZONE?

The Mixed Use zoning district encourages a compatible mix of residential, retail, entertainment, office and commercial service uses with a pedestrian-oriented streetscape. The combination of residential and commercial uses is intended to provide an “around-the-clock-environment” with urban open areas (i.e. plazas, squares) that serve multiple purposes and can be used for special events. The MXD zone is found in the Midtown Area.

WHAT IS THE MIDTOWN AREA?

The Midtown Area is Milpitas’ historic industrial and commercial core. Approximately, 1,000 acres in size, its growth is guided by the Midtown Specific Plan. The Plan provides the framework for growth, development and reinvestment in the area.

HOW CAN I FIND OUT THE ZONING REQUIREMENTS FOR MY PROPERTY?

You may contact the City of Milpitas Planning Department.

Please supply the following information:

- Street Address
- Assessor’s Parcel Number (APN) number (if available)

WHAT ARE THE PERMITTED USES IN THE MXD ZONE?

The following uses are permitted in a MXD Zone:

- Retail stores, offices and commercial service establishments
- Restaurants with no dancing or live entertainment
- Medical or dental offices
- Multi-family residential and live-work units

Note: Refer to Section XI-10-38.03 for more information and requirements for the uses listed above.

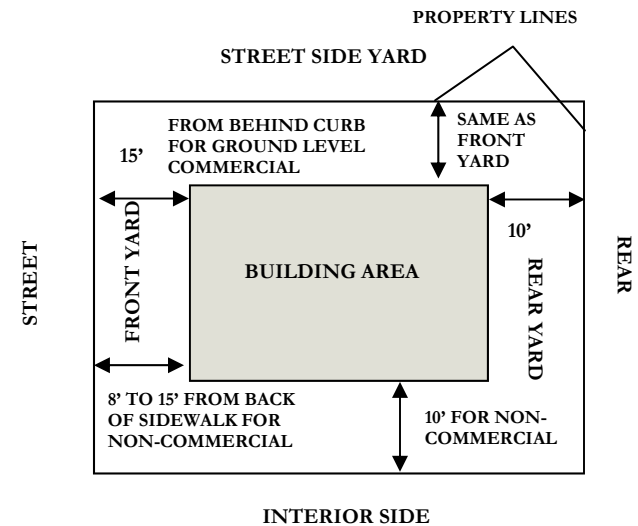
WHAT ARE THE BUILDING REQUIREMENTS FOR THE MXD ZONE?

Multi-family density	21 to 30 units per gross acre
Affordable housing units	Minimum 20% of residential units should be affordable
Building orientation	Building should face the street
Building design	Meet the design requirements of the Midtown Specific Plan and the Zoning Ordinance
Structure height	<ul style="list-style-type: none">• Maximum three stories or 45 feet• Maximum 55 feet for special architectural features like towers or corner elements
Floor Area Ratio	75% or .75 for non-residential

WHAT ARE THE MINIMUM SETBACK REQUIREMENTS?

Front	<ul style="list-style-type: none">• 15 feet behind curb for “Ground Level Commercial”• 8 feet to 15 feet from back of sidewalk for all other areas; must be landscaped or paved for pedestrian use
Side	None for “Ground Level Commercial” (minimum ten feet for interior side yard in all other areas)
Rear	10 feet

ILLUSTRATION OF SETBACKS FOR MXD ZONE:



WHAT ARE THE PARKING REQUIREMENTS IN A MXD ZONE?

- Parking requirements for the MXD Zone are based on use and are specified in the Zoning Ordinance and the Midtown Specific Plan
- On-street parking located in the project’s street frontage may be counted to meet parking requirements
- Parking should be located at the rear of the buildings

WHAT ARE THE PARK AND OPEN SPACE REQUIREMENTS IN A MXD ZONE?

- Residential use: 3.5 acres per 1,000 population. 2.0 of the 3.5 must be for public parks
- Commercial use: No minimum requirements